



June 15, 2020

Kellie Rorex  
Planner I  
**CITY OF MESA PLANNING DEPARTMENT**  
55 N Center St  
Mesa, AZ 85201

RE: **Waypoint 5- DRB Project Narrative**

Dear Kellie:

Waypoint 5 is a new three-story office building, 152,600 square feet in area, with an accompanying three-level parking structure. The project is located at the southwest corner of Alma School Road and Bass Pro Drive in Mesa. Our application is for Design Review Board review and approval of the new office building and parking structure, along with the associated site development and landscape design.

The project is located in the 'Mixed-Use Activity District' of the city's General Plan and is zoned 'Planned Employment Park / Planned Area Development (PEP / PAD).

The architectural character and exterior building materials and colors are in keeping with the existing office complex, along with the landscape design and palette. The site layout creates a substantial outdoor courtyard area between the new office building and parking structure (over 30,000sf in size) with connecting pathways, seating areas, and shade structures.

Thanks,

DAVIS

A handwritten signature in dark ink, appearing to read "MS Edwards", written over a horizontal line.

Michael S. Edwards, AIA, LEED AP  
Principal, Director of Planning and Entitlements

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